

**RESPONSE FROM THE DEVELOPMENT AND INFRASTRUCTURE SERVICE**  
**FREAGAIRT BHO SHEIRBHEIS AN LEASACHAIDH AGUS A' BHUN-STRUCTAIR**

**1. Reference No.**

16/03641/PREAPP

**2. Case Officer and Contact Details**

Christine Millard  
Area Planning and Building Standards Office, Fulton House, Fort William, PH33 6XY  
01397 707020  
christine.millard@highland.gov.uk

**3. Site Address/Location**

Land To South of Ardnamurchan High School, Strontian,

**4. Site Description**

The enquiry site is located on the east side of the Strontian River at the north side of Strontian. The site is located between the recently constructed Ardnamurchan High School (north) and residential development, currently under construction (south).

The site comprises an area of vacant land, grassed with no mature tree cover. A very low level of scrub vegetation is located along the watercourse at the northern boundary. The land form is generally level to the west but rises towards higher ground to the east. A track runs between the caravan park and High School to the eastern boundary and a small watercourse enters the site in the north east corner and runs through an open ditch along the northern boundary.

**5. Site Visit**

Was a site visit required?

Yes  No

Date of site visit: 29 August 2016

**6. Proposed Development**

Construction of a primary school

You are advised that the following consent(s) will be required for the proposed development:

Planning Permission	<input checked="" type="checkbox"/>	Listed Building Consent	<input type="checkbox"/>
Conservation Area Consent	<input type="checkbox"/>	Advertisement Consent	<input type="checkbox"/>
Prior Notification/Approval	<input type="checkbox"/>	Other:	<input type="checkbox"/>

**7. Planning History**

15/00282/FUL : Erect 7 no. dwellings with associated drainage and bin storage (adjacent site south)  
05/00212/REMLO : Erection of 40 houses (reserved matters) (amended layout) granted 26.07.06 lapsed

## 8. Planning Policy

### Highland-wide Local Development Plan (Adopted 2012)

Policy 28 - Sustainable Design  
Policy 29 - Design Quality & Place-making  
Policy 34 - Settlement Development Areas  
Policy 56 - Travel  
Policy 58 - Protected Species  
Policy 64 - Flood Risk  
Policy 65 - Waste Water Treatment  
Policy 66 - Surface Water Drainage

### West Highland and Islands Local Plan (Adopted 2010)(as continued in force)

Settlement Development Area and Housing Allocation  
Policy 16 – Commerce Centre

**NB.** This local plan is relevant only insofar as it continues in force post-adoption of the Highland-wide Local Development Plan. More information at: <http://www.legislation.gov.uk/ssi/2012/90/made>

### Highland Council Supplementary Guidance

Flood Risk & Drainage Impact Assessment (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Roads and Transport Guidelines for New Developments (May 2013)  
Sustainable Design Guide (Jan 2013)

### Scottish Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014)

## Further Information

Copies of our local plans and supplementary guidance documents can be found at:

[http://www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/183/development\\_plans](http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/183/development_plans)

Additional Development Advice Notes on other issues (e.g. Gaelic signage, replacement windows, badger policy notes) can be found at:

[http://www.highland.gov.uk/downloads/download/284/other\\_planning\\_guidance](http://www.highland.gov.uk/downloads/download/284/other_planning_guidance)

Copies of the Scottish Government's national planning policies and guidance can be found at:

<http://www.scotland.gov.uk/planning>

## 9. Principle of Development, Siting and Design

The enquiry site is located within the Strontian Settlement Development Area (SDA) and Commerce Centre (WHILP). The enquiry site forms part of a wider site allocation over 4ha (H1) for housing for 40 units. The developer requirements in the West Highlands and Islands Local Plan for this site include:-

- Accommodation suitable for the elderly
- Protection of existing trees
- High quality designs in keeping with the important woodland setting/built environment
- Retention and integration of watercourses as natural features within the development
- Home zone or equivalent
- Connection to public sewer where technically and economically feasible

Some of the overall objectives for Strontian include:-

- Consolidate core of village with development at Drimnatorran
- Opportunities for improved community facilities (primary school, health centre/surgery and

business accommodation)

- Ensure drainage to land

The provision of a primary school at this site is not allocated within the adopted local plan (WHILP, continued in force) and would represent a minor departure from the current development plan.

The site is located within the Settlement Development Area and accords with some of the wider objectives for the Strontian settlement. The provision of a new primary school would offer essential community services and accord with neighbouring land use. Officer support at application stage would be subject to appropriate siting and design, access and servicing.

The site is located adjacent to the Ardnamurchan High School which is a prominent, landmark building. The supporting statement identifies key requirements for the proposal including connectivity with the nursery wing of the High School and siting which will not obscure the central atrium of the High School which is a key design feature. In order to achieve connectivity with the High School while safeguarding key views of the High School building, it is recommended that the primary school, located to the north east corner of the site is orientated perpendicular to the High School. Turning the building would also help with the future options as it would lend itself better to the reuse of the building, say for housing. The High School features a modern, contemporary design, utilising traditional building materials. The primary school, although not such a large scale development, should incorporate high quality design and traditional materials to contribute to the landscape setting and built environment.

Given the aspiration to design and construct a flexible building which could later be converted for an alternative use, careful consideration should be given to the relationship, orientation and proximity to the High School. Shared parking, access and drop off point are proposed which would adequately serve a primary school (if sufficient in terms of current standards) but may not be suited if the building is converted to an alternate use.

Guidance on siting and design quality can be found at:

[http://www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/213/supplementary\\_guidance](http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/213/supplementary_guidance)  
<http://www.scotland.gov.uk/Topics/Built-Environment/AandP/AandPdgn>

## 10. Transportation and Access

It will be necessary to demonstrate that there is adequate capacity to share existing High School access and parking facilities. Early discussions (prior to submission of a planning application) with the Council's Transport Planning Team are recommended.

More information on access and parking standards (incl. small housing developments) can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads>

The Council encourages applicants at pre-application stage to engage with the local Disability Access Panel to consider accessibility improvements for physically disabled and sensory impaired people. The Highland Council have published a [Planning Protocol for Effective Engagement with Access Panels](#), which you should take into consideration.

## 11. Drainage and Water

Full details of the proposed water supply and drainage will be required in support of any subsequent application. Given the proximity of watercourses, the Council's Flood Risk Management Team will be consulted on any subsequent planning application. I would advise you discuss these proposals and agree the level of information required to assess flood risk and drainage, will the Flood Risk Team, prior to submission. Please refer to the Council's Supplementary Planning guidance – Flood Risk and Drainage Impact Assessment at :-

[http://www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/213/supplementary\\_guidance/12](http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/213/supplementary_guidance/12)

Contact Scottish Water for guidance on connections to the public water/drainage network: 0845 601 8855

You can find more information on SUDS at: <http://www.ciria.com/suds>

You can view SEPA's small-scale developments guidance here: <http://www.sepa.org.uk/planning.aspx>

You can view SEPA's flood risk map here: [http://www.sepa.org.uk/flooding/flood\\_risk\\_maps.aspx](http://www.sepa.org.uk/flooding/flood_risk_maps.aspx)

## 12. Historic Environment

n/a

The Highland Historic Environment Record (HER) contains detailed information about listed buildings, conservation areas and archaeological sites in the Highland area:

<http://her.highland.gov.uk>

General advice on development affecting historic designations can be found at:

<http://www.historic-scotland.gov.uk/heritage.htm>

### 13. Natural Environment

There are no natural heritage designations at this site. Further advice regarding developer responsibilities and Scotland's protected species are available by following the links below.

More information on Scotland's protected species and areas can be found at:

<http://www.snh.gov.uk/protecting-scotlands-nature/protected-species>

<http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas>

The Scottish Government's woodland strategy and associated policies can be found here:

<http://www.forestry.gov.uk/woodlandremoval>

The Council's guidance on tree/woodland issues can be found here:

[http://www.highland.gov.uk/info/1225/countryside\\_farming\\_and\\_wildlife/63/trees\\_and\\_forestry/](http://www.highland.gov.uk/info/1225/countryside_farming_and_wildlife/63/trees_and_forestry/)

### 14. Other Considerations

n/a

### 15. Gaelic Signage

In line with the Council's on-going commitment to promote the increased use of Gaelic in developments within the Highlands, you are encouraged to consider the use of bilingual signs - both internal and external - as part of your proposal. Our Gaelic Translation Officers are able to provide additional advice and help with translations, if required.

For further information and guidance, please contact the Council's Gaelic Translation Officer on (01463) 703679 or visit <http://www.gaidhealtachd.gov.uk>

To download a copy of the Council's 'Gaelic Signage for Private Developments' advice note, please visit:

[http://www.highland.gov.uk/downloads/download/284/other\\_planning\\_guidance](http://www.highland.gov.uk/downloads/download/284/other_planning_guidance)

For details on grant funding for bilingual signage, please contact Comunn na Gàidhlig on (01463) 724287 or visit [www.cnag.org.uk](http://www.cnag.org.uk)

### 16. Consultees for any future Application

The following will likely be consulted on any planning application submitted. You may wish to contact consultees for advice prior to the submission of an application. Contact details are provided in the appendix of this document. Please note that on occasion it may be necessary to involve consultees who are not listed below as an application progresses.

#### Internal Consultees (The Highland Council)

Education and Learning

Flood Risk Management Team (flood risk and drainage)

Transport Planning Team

#### External Consultees (Government Bodies, Agencies etc.)

Scottish Water

### 17. Additional Information Required for any future Application

Based on the information provided, you are advised to submit the following additional information with any future application for formal permission. If you choose not to follow our advice and do not submit one or more of the documents, then you should provide a clear justification for doing so.

Design Statement

Drainage Impact Assessment (following discussion with Flood Risk Management Team)

Flood Risk Assessment (following discussion with Flood Risk Management Team)

Landscaping/Planting Plan

Landscape Maintenance/Management Plan

Site Sections

## 18. Conclusions

The enquiry site is located within the Strontian Settlement Development Area. The site is part of a wider area allocated for 40 residential units within the West Highland and Islands Local Plan. The proposed primary school would accord with general objectives for the Strontian settlement and would likely receive support at application stage, as a minor departure from adopted development plan policy. Officer support would be subject to full details of the scheme and any proposal must read cohesively with the existing High School development. Siting of the primary school to the north east corner may be acceptable and consideration should be given to orientating the building perpendicular to the High School building. This would retain key views of the High School building from the access road and improve the relationship between the building and existing High School if the building were subsequently converted to residential or commercial use. The landform slopes from east to west and site sections will be required in support of any subsequent application.

Key issues include access, parking, servicing, flood risk, drainage and topography. Discussions with the Council's Flood Risk Management Team and Transport Planning Team are recommended prior to the submission of any subsequent planning application.

Case Officer:

Christine Millard

Signature:

Designation:

Planner

Date:

19.09.16

## Making a Formal Application

**Should you wish to submit a formal application in due course please submit this information via the ePlanning.scot portal.**

## Disclaimer

This advice is based on the information submitted and is given without prejudice to the future consideration of and decision on any application received by The Highland Council.

Pre-application case files are not publicly available but can be the subject of Freedom of Information requests.

## APPENDIX

### Consultee Contact Information (The Highland Council)

Flood Risk Management Team - [FRM@highland.gov.uk](mailto:FRM@highland.gov.uk)

Transport Planning Team – [mark.clough@highland.gov.uk](mailto:mark.clough@highland.gov.uk)

**Consultee Contact Information (External Bodies)**

n/a